

821 MASSACHUSETTS AVENUE

ARLINGTON REDEVELOPMENT BOARD SUBMISSION - NEW CONSTRUCTION

821 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

SUBMISSION SET
06/13/2024

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821

MASSACHUSETTS
AVENUE
ARLINGTON MA
02476

ARLINGTON REDEVELOPMENT BOARD SUBMISSION

Job:	2958
Date:	01/09/2024
Scale:	AS NOTED
Drawn:	ISP
Checked:	ATR

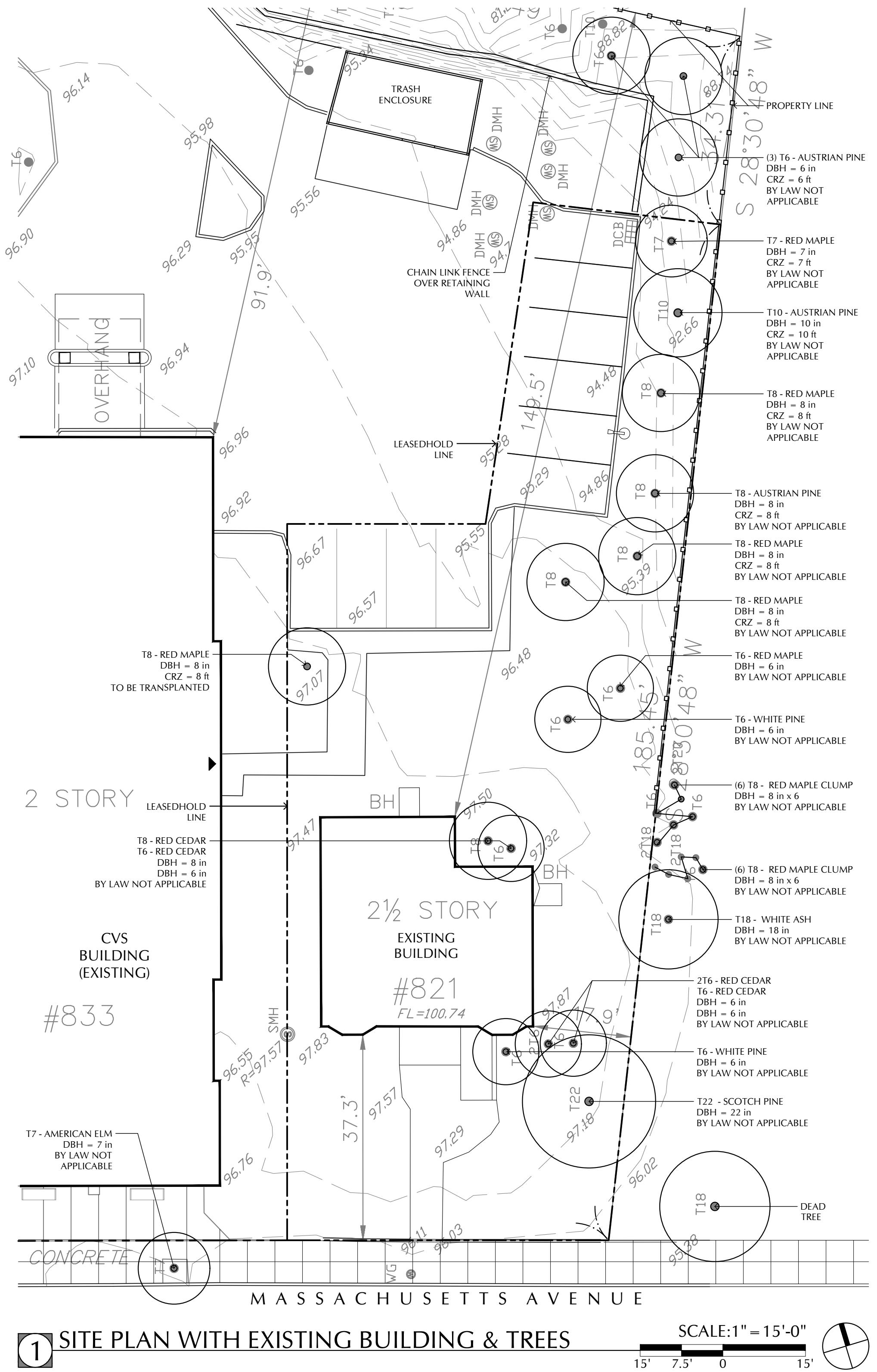
SITE PLAN WITH EXISTING BUILDING & TREES

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EX-01



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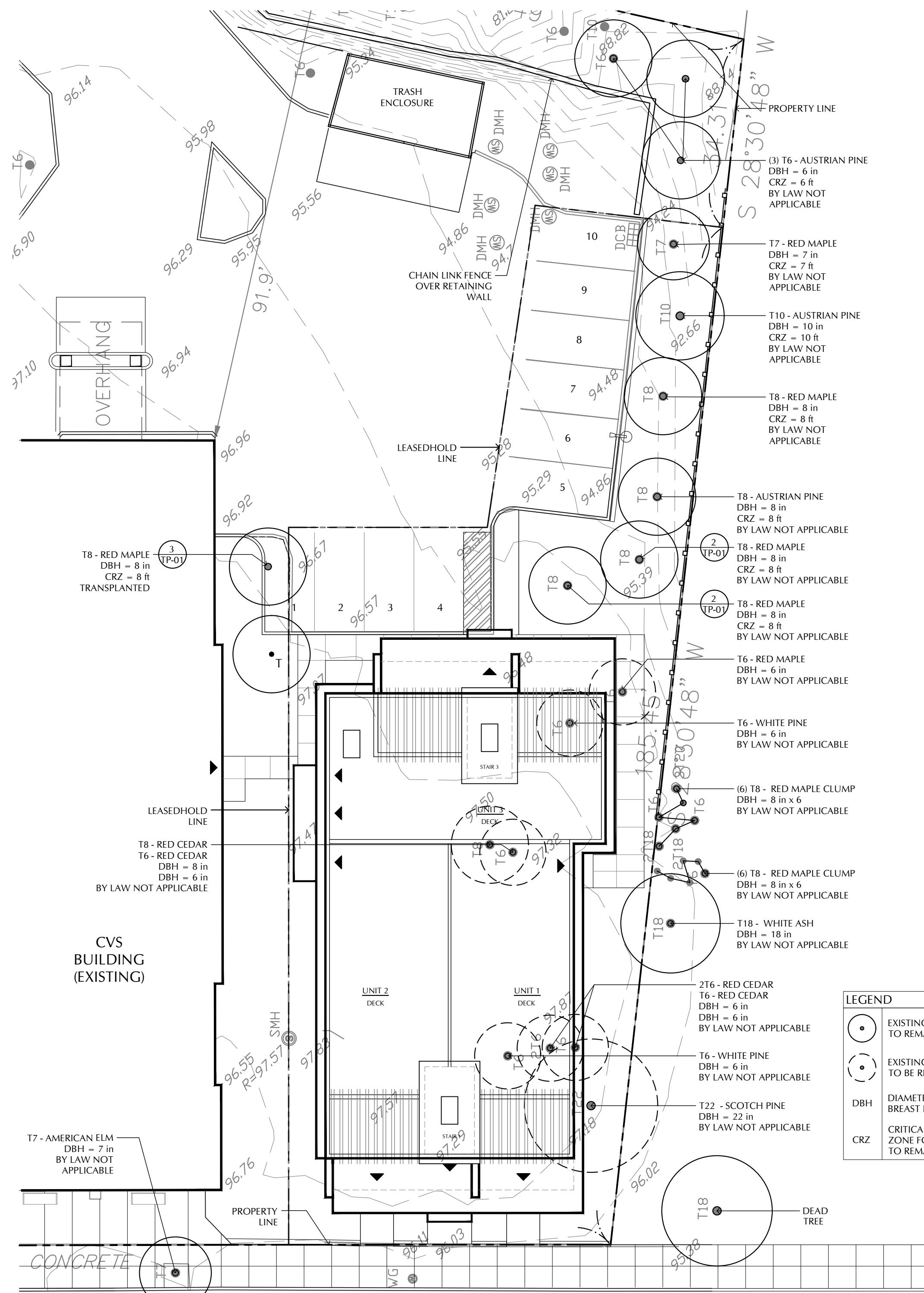
TREE PROTECTION & REMOVAL PLAN & DETAILS

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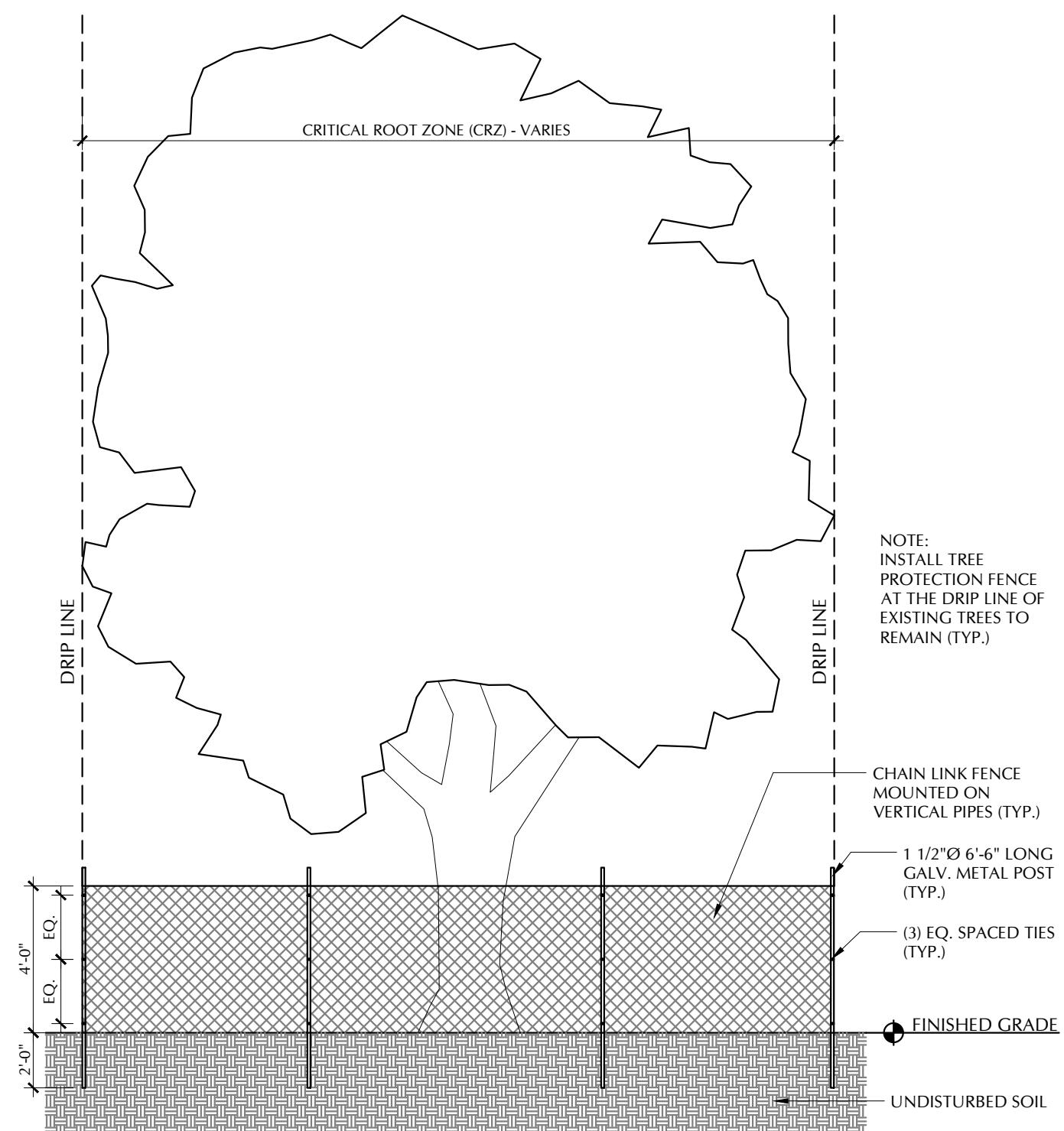
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TP-01

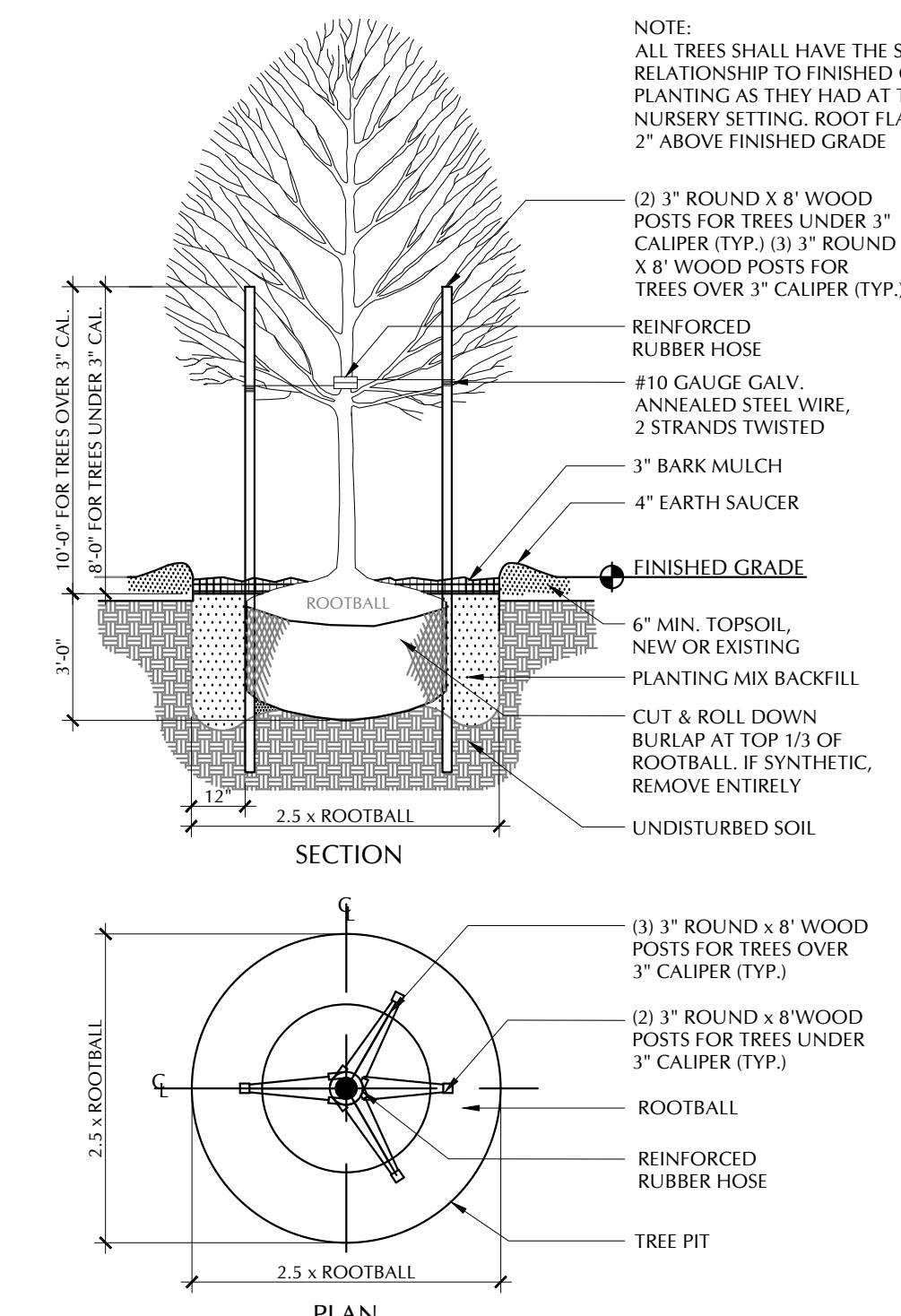


1 TREE PROTECTION & REMOVAL PLAN

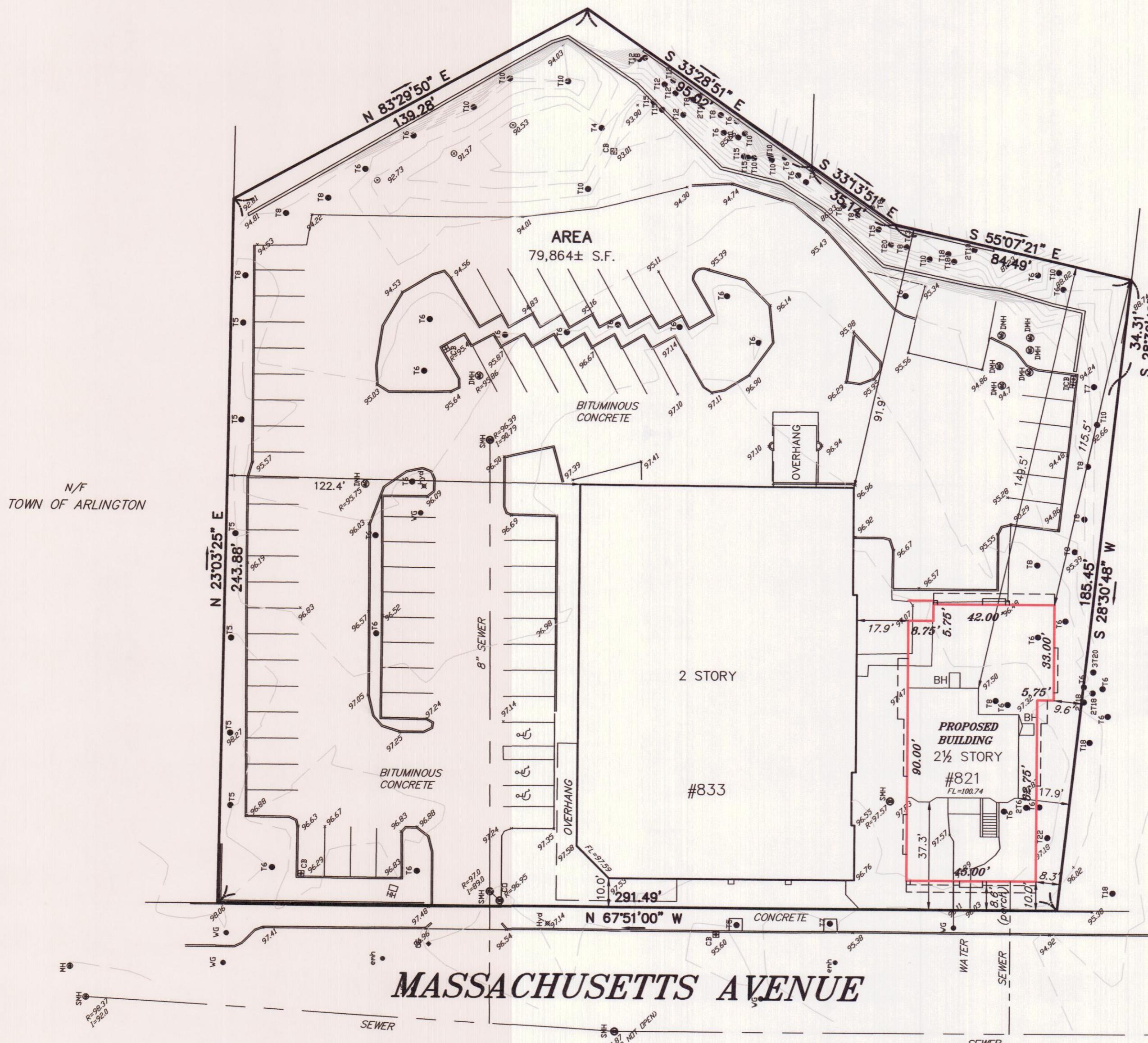
SCALE:1" = 15'-0"



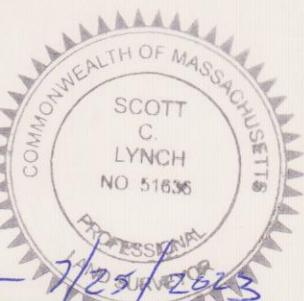
3 TREE PROTECTION DETAIL



3 TREE PLANTING DETAIL - FOR TRANSPLANT



I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.



Scott
SCOTT LYNCH, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

PREPARED FOR: GEOFFREY NOYES

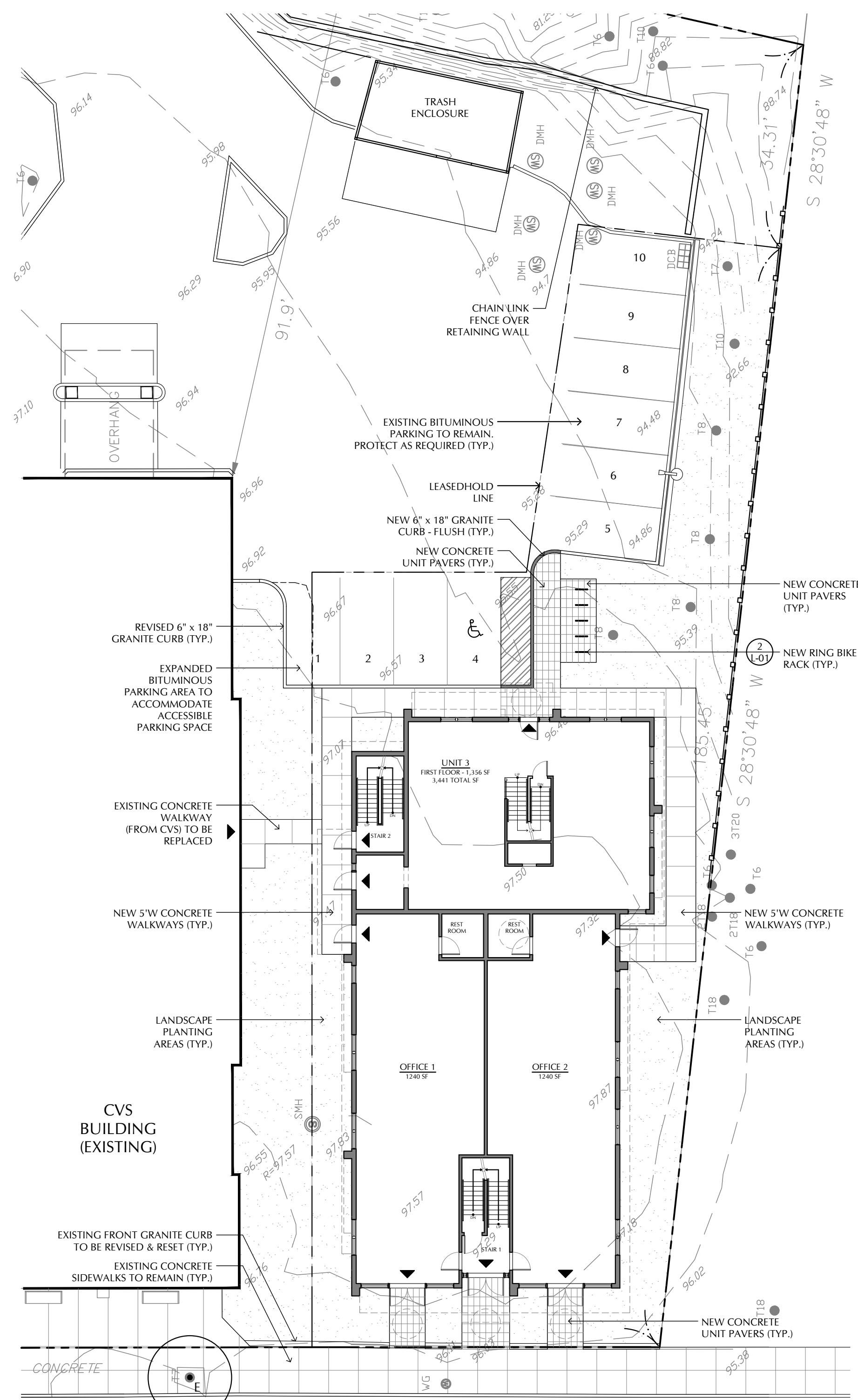
PROPOSED PLOT PLAN
#821-833 MASSACHUSETTS AVENUE
IN
ARLINGTON, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 30' DATE: 7/25/2023

0 30 60 90 ft
ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533
7239PP2.DWG

Job: 2958
Date: 06/13/2024
Scale: AS NOTED
Drawn: ISP
Checked: ATR

PROPOSED SITE LAYOUT & MATERIALS PLAN & DETAIL

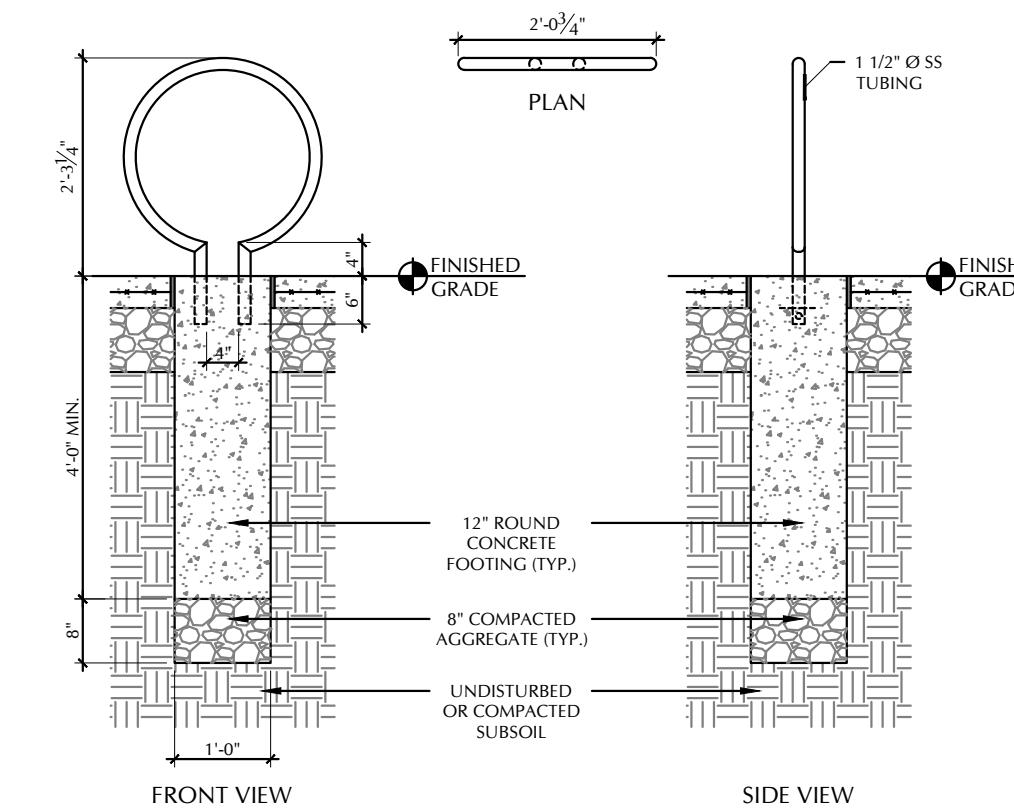


1 PROPOSED SITE LAYOUT & MATERIALS PLAN

SCALE: 1" = 15'-0"

2 RING BIKE RACK DETAIL

NTS



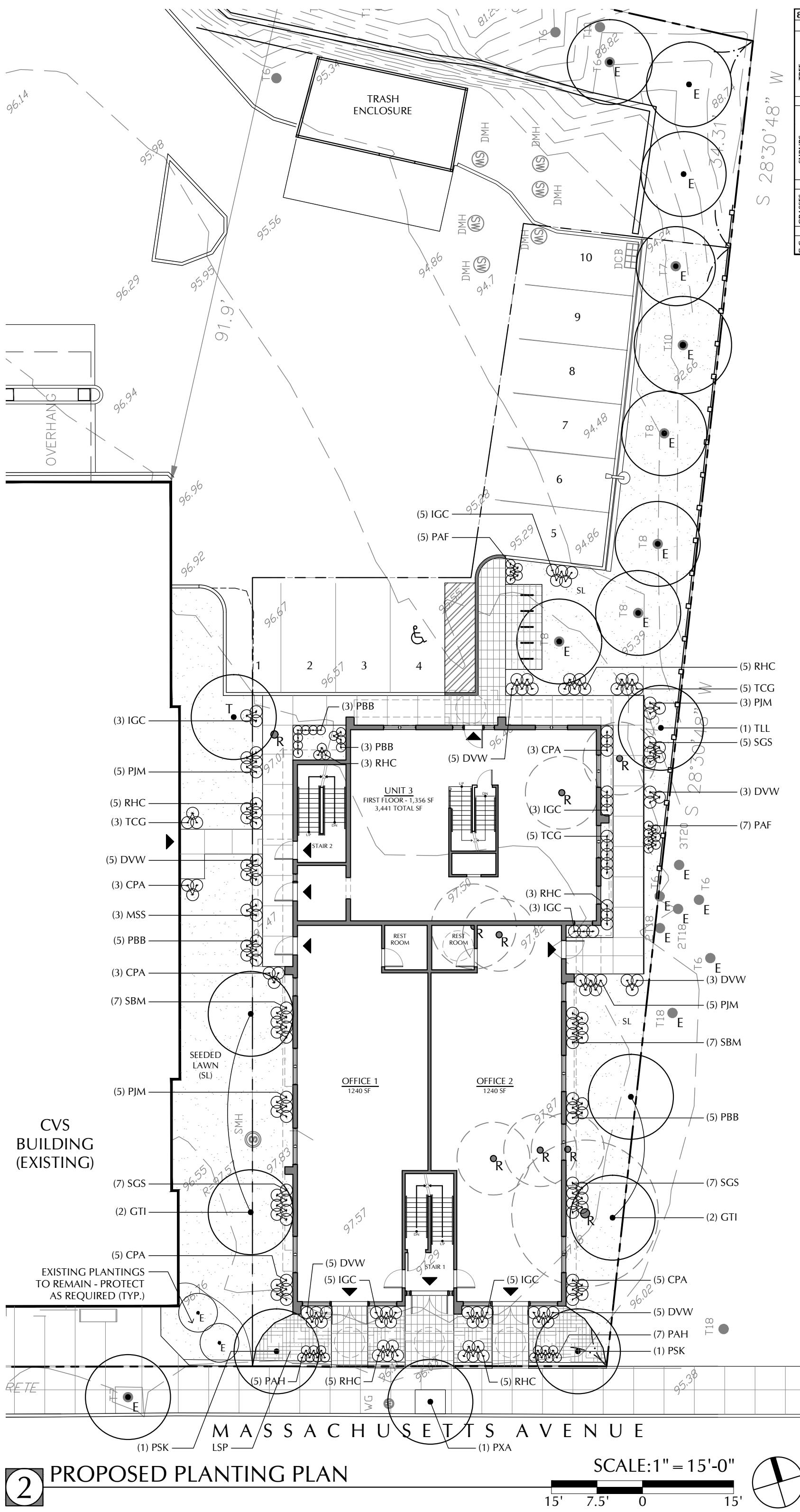
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L-01

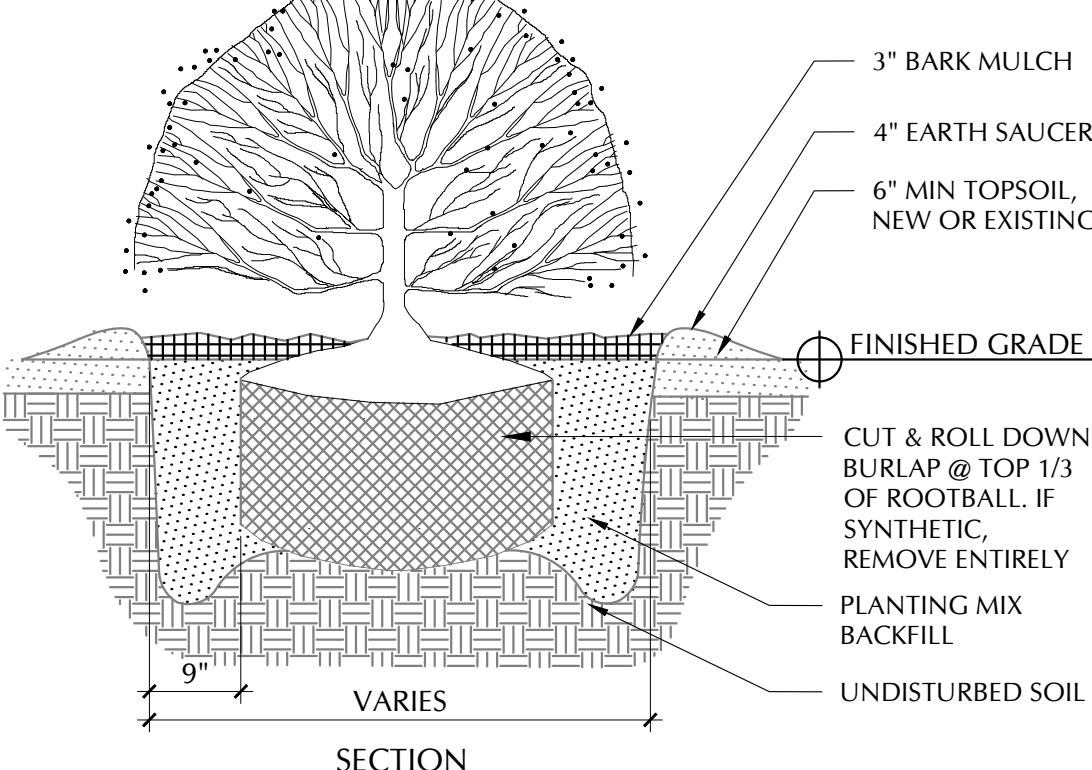
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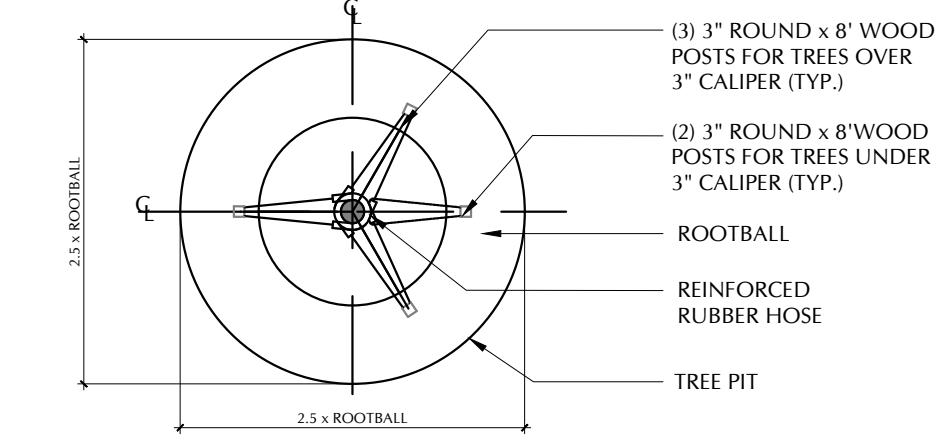
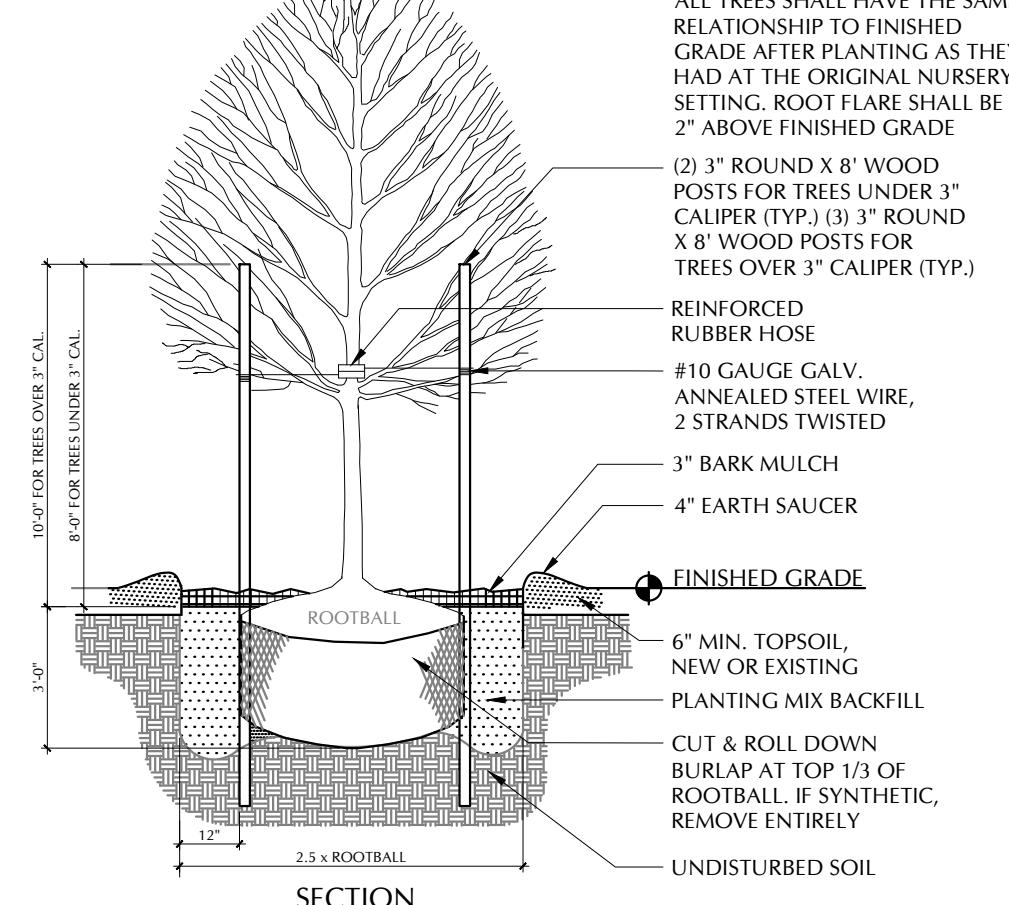
821 MASSACHUSETTS AVENUE, ARLINGTON MA		BOTANICAL NAME	PLANT LIST COMMON NAME	SIZE	CONDITION	ROJAS DESIGN, INC.	RD 2958	01/03/2024
TREE	SYMBOL	QTY						
	E	9	EXISTING TREE	EXISTING TREE	IN PLACE	TO REMAIN	PROTECT AS REQUIRED - PROVIDE CLASS 'A' PRUNING AS DIRECTED BY LA.	
	R	8	REMOVE TREE	REMOVE TREE	EXISTING	TO REMOVE	REMOVE TREE AND STUMP IN THEIR ENTIRETY	
	T	1	TRANSPLANTED TREE - MAPLE TREE	TRANSPLANTED TREE	EXISTING	TRANSPLANTED	TRANSPLANT TREE, LOCATION AS SHOWN ON DRAWINGS	
	GTI	4	GLEDTISIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	3" 3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
	PSK	2	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE CHERRY	2 1/2"-3" CAL.	B & B	DENSE BRANCHING, FULL CROWNS, AND STRAIGHT TRUNKS, SPACING AS SHOWN	
	PXA	1	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	3" 3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
	TLL	1	TLILA CORDATA	LITTLE LEAF LINDEN	3" 3 1/2" CAL.	B & B	PRUNE BRANCHING TO 6'-0" ABOVE FINISHED GRADE	
SHRUBS	CPA	19	CHAMAECYPARIS PISIFERA 'TILIFERA AUREA'	GOLDEN THREADEAF CYPRESS	2'0"-2'6" SPREAD	B & B	YELLOW/GOLD COLOR YEAR-ROUND - BROAD DOME FORM - SPACING @ 2'0" O.C. - EVERGREEN	
	DVW	26	RHODODENDRON 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	2'6"-3'0" TALL	B & B	WH-WHITE FLOWERS - BLOOMS APRIL - MAY - SPACING AT 2'-6" O.C. - EVERGREEN	
	IGC	24	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2'6"-3'0" TALL	B & B	EVERGREEN DENSE MOUNDED FORM - SPACING AT 2'-6" O.C.	
	PBB	14	PIERIS 'BROWERS BEAUTY'	BROWER'S BEAUTY ANDROMEDA	2'6"-3'0" TALL	B & B	CREAMY WHITE FLOWER - BLOOMS LATE APRIL SPACING AT 2'-6" O.C.	
	PJM	18	RHODODENDRON 'PJM'	'PJM' RHODODENDRON	2'6"-3'0" TALL	B & B	MAGENTA FLOWERS - BLOOMS LATE SPRING - EARLY SUMMER - SPACING AT 2'-6" O.C. - EVERGREEN	
	RHC	23	RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2'6"-3'0" TALL	B & B	FUCHSIA FLOWERS - BLOOMS LATE SPRING EARLY SUMMER SPACING AT 2'-6" O.C. - EVERGREEN	
	SBM	14	SPRAEA X BUMALDA 'ANTHONY WATERER'	SPRAEA BUMALDA 'ANTHONY WATERER'	2'6"-3'0" TALL	B & B	SMALL WHITE FLOWERS - BLOOMS IN MAY SPACING AT 2'-6" O.C.	
	TCG	13	TAXUS CUSPIDATA 'GREENWAVE'	GREENWAVE JAPANESE YEW	2'6"-3'0" SPREAD	B & B	EVERGREEN WITH LOW MOUNDING FORM SPACING AT 2'-6" O.C.	
GRASSES	LSP	340	LUPIOPE SPICATA	CREPPING LUPIOPE	12" SPREAD	1 GAL	FLOWERS LATE SUMMER WITH PALE VIOLET FLOWERS - SPACING 8 PLANTS PER 10 SF OF BED	
	MSS	3	MISCANTHUS SINENSIS 'STRICTUS'	ZEBRA GRASS	4'0"-7'0" TALL	3 GAL	GREEN AND YELLOW BANDED BLADES WITH YELLOW FLOWERS - BLOOMS JULY - SEPTEMBER	
	PAF	12	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	2'6"-5'0" TALL	3 GAL	FOUNTAIN SHAPED FORM WITH DARK GREEN BLADES AND BUFF WHITE FLOWERS IN JULY - OCTOBER	
	PAH	21	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF KARLY ROSE FOUNTAIN GRASS	1'6"-2'6" TALL	3 GAL	DENCLUMPED GROWTH WITH UPRIGHT MOUNDS OF PURPLE FLOWERS	
G.C.	SL	470	SEDED LAWN	SEDED LAWN	PEARL'S PREMIUM SUN-SHADE MIX	6" CLEAN LOAM MIX	SLICE SEEDING OR HYDROSEEDING FOR FULL COVERAGE OF NOTED AREAS AND ALL AREAS DISTURBED BY CONSTRUCTION AND LANDSCAPING (TYP.)	

NOTE:
ALL SHRUBS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE
AFTER PLANTING AS THEY HAD AT THE ORIGINAL NURSERY SETTING



3 SHRUB PLANTING DETAIL

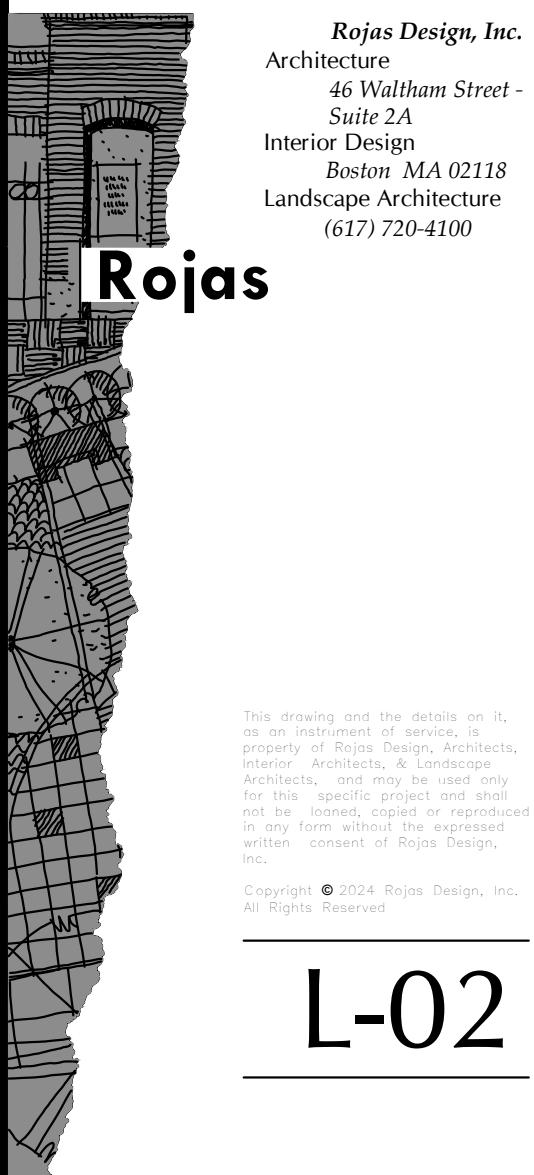
NOTE:
ALL TREES SHALL HAVE THE SAME
RELATIONSHIP TO FINISHED
GRADE AFTER PLANTING AS THEY
HAD AT THE ORIGINAL NURSERY
SETTING. ROOT FLARE SHALL BE
2" ABOVE FINISHED GRADE



3 TREE PLANTING PLAN

Job: 2958
Date: 06/13/2024
Scale: AS NOTED
Drawn: ISP
Checked: ATR

PROPOSED
PLANTING PLAN
& PLANT LIST

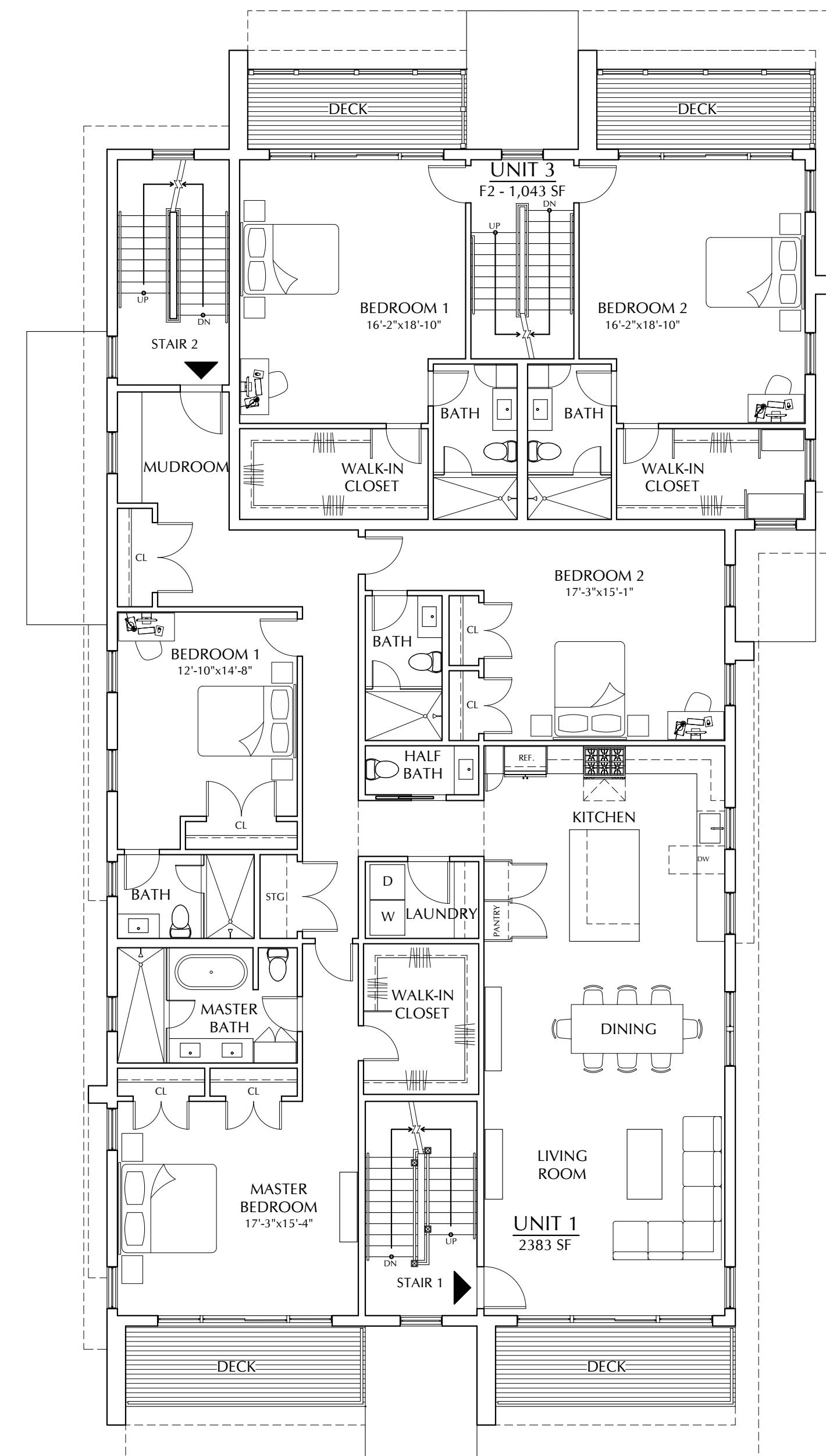
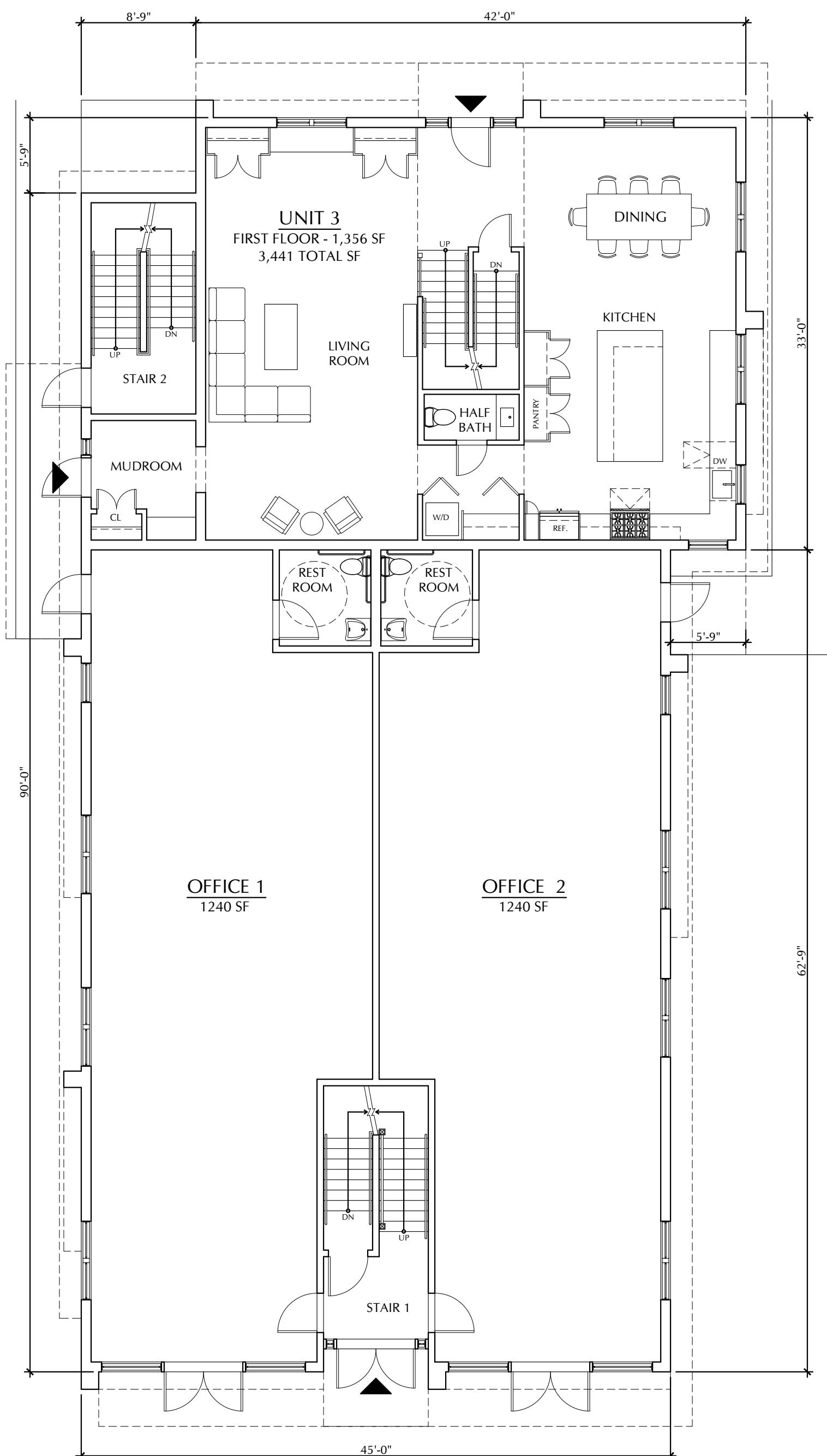


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L-02



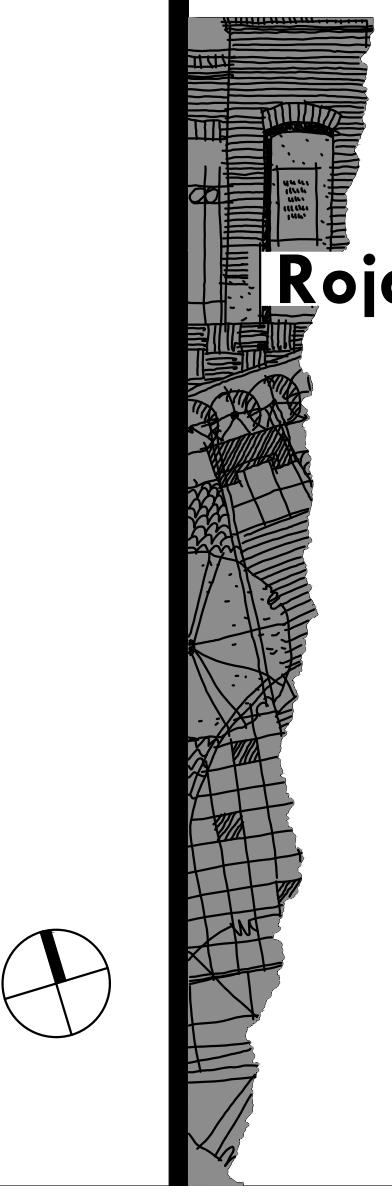
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PROPOSED
FIRST FLOOR &
SECOND FLOOR
PLANS

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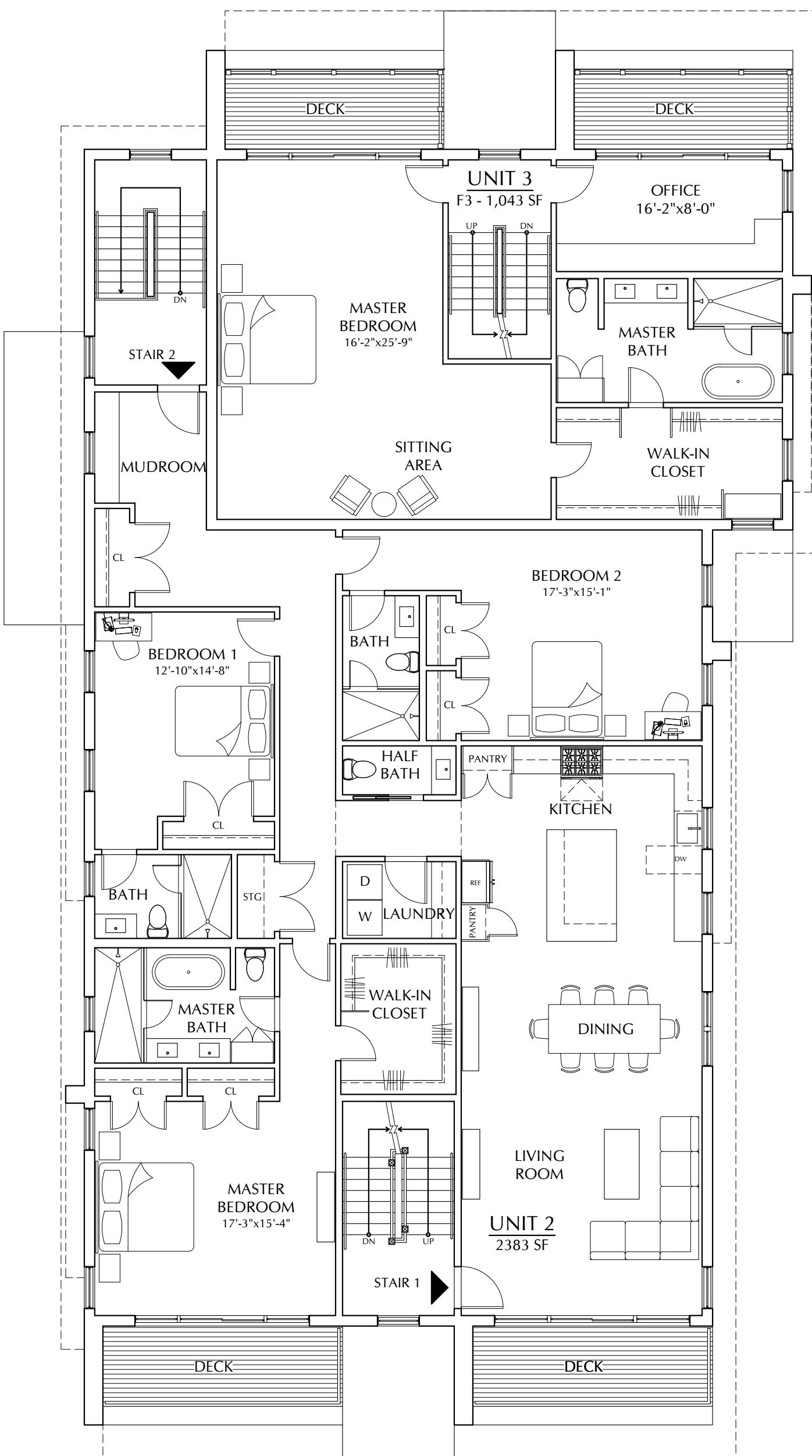
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A-01

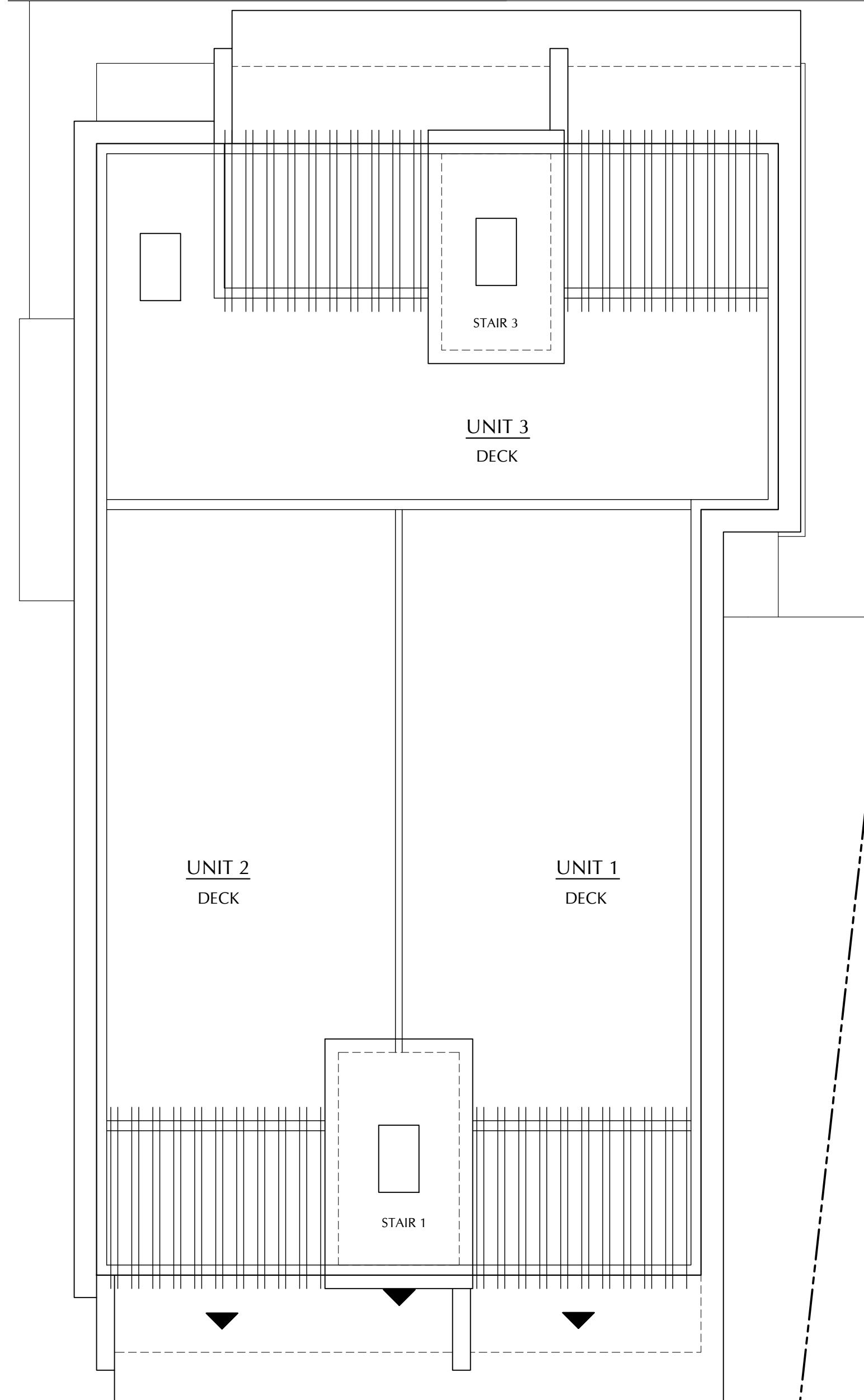
Job: 2958
Date: 06/13/2024
Scale: AS NOTED
Drawn: ISP
Checked: ATR

PROPOSED
THIRD FLOOR
& ROOF PLAN



1 PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"
8' 4' 0 8'



2 PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"
8' 4' 0 8'

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A-02

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MASSACHUSETTS
AVENUE
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ARLINGTON
REDEVELOPMENT
BOARD SUBMISSION

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PROPOSED
BASEMENT PLAN,
FRONT (SOUTH)
ELEVATION &
REAR (NORTH)
ELEVATION

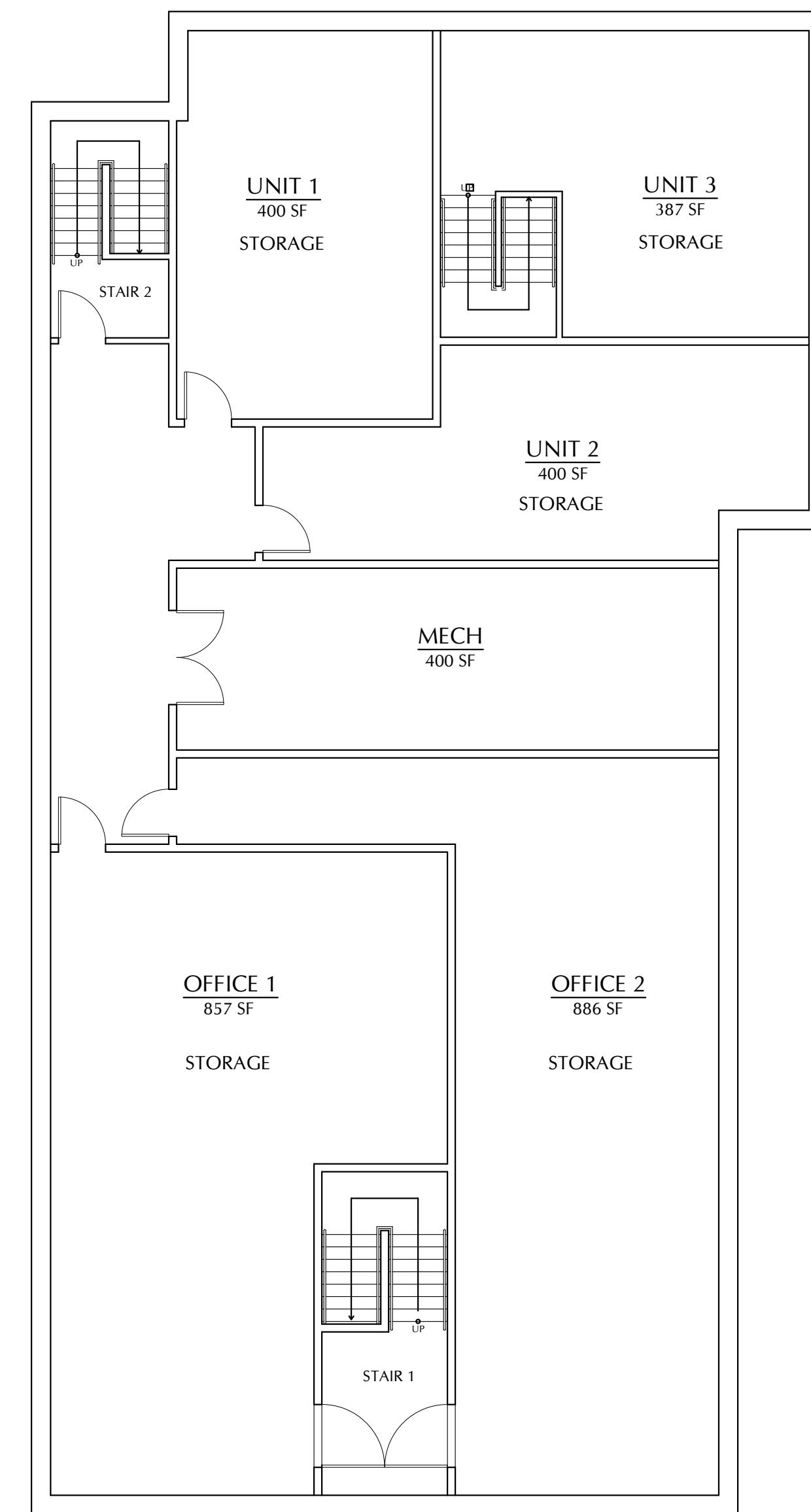
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A-03



821

MASSACHUSETTS
AVENUE
ARLINGTON MA
02476

ARLINGTON
REDEVELOPMENT
BOARD SUBMISSION



1 PROPOSED SIDE (EAST) ELEVATION

SCALE: 1/8" = 1'-0"

8' 4' 0 8'

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Drawn: ISP
Checked: ATR

PROPOSED
SIDE (EAST) &
SIDE (WEST)
ELEVATIONS



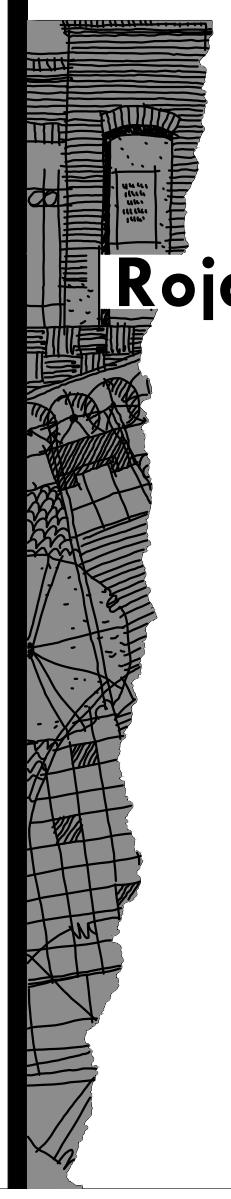
2 PROPOSED SIDE (WEST) ELEVATION

SCALE: 1/8" = 1'-0"

8' 4' 0 8'

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A-04